



Entered on Docket  
April 01, 2010

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle  
United States Bankruptcy Judge

**WILDE & ASSOCIATES**

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HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation,  
Mortgage Asset-Backed Pass-Through Certificates Series 2007-AR7  
10-70634

**UNITED STATES BANKRUPTCY COURT**  
**DISTRICT OF NEVADA**

In Re:

Rachel A. Leonard

Debtor.

Bk Case No.: 10-11593-lbr

Date: 3/22/2010  
Time: 10:00 am

Chapter 7

**ORDER VACATING AUTOMATIC STAY**

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-AR7, its assignees and/or successors in interest, of the subject property, generally described as 720 Arden Valley Avenue, Henderson, NV 89011, and legally described as follows:

PARCEL ONE (1):

LOT NINETY-FOUR (94) IN BLOCK THREE (3) OF DESERT CANYON - PHASE 2A (A COMMON INTEREST COMMUNITY) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 130 OF PLATS, PAGE 85, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ENJOYMENT IN AND TO THE COMMON ELEMENTS AS DELINEATED ON SAID MAP REFERRED TO ABOVE AND FURTHER DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DESERT CANYON RECORDED DECEMBER 13, 2004 IN BOOK 20041213 AS DOCUMENT NO. 04732 OF OFFICIAL RECORDS.

PARCEL TWO (2):

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ENJOYMENT IN AND TO THE COMMON ELEMENTS AS DELINEATED ON SAID MAP REFERRED TO ABOVE AND FURTHER DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DESERT CANYON RECORDED DECEMBER 13, 2004 IN BOOK 20041213 AS DOCUMENT NO. 04732 OF OFFICIAL RECORDS.

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1 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall  
2 give Debtor at least seven business days' notice of the time, place and date of sale.  
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5

6 Submitted by:

7 **WILDE & ASSOCIATES**

8 By:  #10235

9 **Gregory L. Wilde, Esq.**

10 Attorney for Secured Creditor

11 **APPROVED / DISAPPROVED**

12 By: \_\_\_\_\_

13 Anthony Deluca

14 Attorney for Debtor(s)

15 **APPROVED / DISAPPROVED**

16 By: \_\_\_\_\_

17 William A. Leonard

18 Chapter 7 Trustee  
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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor